

Board of County Commissioners

Division of Planning & Development

Development Review

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January 13, 2003 DRC Meeting

Meeting convened at 2:03 PM.

Present: Robbie Rogers-Chairperson and Director, Richard Helms- Development Coordinator, Tom Mountain-Coastal Engineering, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Bill Gulbrandsen-Fire Services Director, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of January 6, 2003. Mrs. Howard seconded the motion and the motion carried.

Old Business-

Fox Hollow: Phase 2

Major Development

Final Plat Review

Ted Davis, Citrus Engineering and Surveying, Inc., was present and requesting approval to develop a subdivision to consist of 48 lots. There were still a few spelling errors in the revised plat, along with a few reviewing comments from Hunts Surveying. All issues have been resolved at this time. The final Mylar submittal will reflect all requested corrections. Attorney Neal has received a copy of the letter of credit for the two-year maintenance agreement. Taxes for 2003 need to be paid, if they have not been already. The title certificate will need to be amended to reflect those taxes being paid also.

Mr. Helms moved to approve the request for final plat approval, subject to all Committee comments being addressed. Attorney Neal will request an original letter of credit. The original Mylar will be submitted on Wednesday or Thursday. Mrs. Keenum seconded the motion and the motion carried.

Mr. Lukert arrived at 2:08 PM and was present and voted for the above motion.

New Business-

Waste Management: Sumter County Hauling Facility

Major Development

Preliminary Plan Review

Tim Brennan, Michael W. Radcliffe Engineering, Inc., Gary McGinnis, owner, and William A. Cobb, Development Resources, Inc., were present and requesting approval to construct an office and multipurpose facility 20,976 sf in size. This proposed facility will be a truck maintenance facility only. There will be approximately 90 route trucks at the facility. There will be no solid waste at the facility; all trucks will be empty when on-site. Trucks will be washed 1-2 times per week on-site and are deodorized at landfill sites. The proposed washing system uses recycled water. The administration office will employ approximately 25 people. Proposed access is from CR 131, in which the applicants will widen. The applicants have been in contact with Public Works regarding this widening project. The applicants inquired if impact fee credits would be available for the proposed road work. It was explained the impact fee ordinance only allows credit for listed roadways, in which CR 131 is not. Surface water management will be permitted through SWFWMD. The proposed swale for C-462 will be moved to the eastern edge of the property. The City of Wildwood has agreed to supply service for the water and sewer. Several alternatives for supplying the utilities exist, but the most likely will be to jack and bore under the railroad bed. The fuel storage tank will be an aboveground diesel tank that will be registered. There will be light welding maintenance with safety materials located at the wash bay. There may be paint materials on-site for the tanks. A sprinkler system is not required for this facility. There will be a firewall between the office and maintenance facility. There is a natural buffer of Class B screening already existing on the south side of the property. The County Engineer submitted a list of items to be addressed in engineering. The time frame for the facility operation was discussed.

Mr. Helms moved to approve the request for preliminary plan approval, subject to all Committee comments being addressed. Mr. Mountain seconded the motion and the motion carried.

Mr. Gulbrandsen excused himself at 2:35 PM.

Public Forum-

None

The next meeting is scheduled for January 27, 2003.

Mr. Helms moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

The meeting adjourned at 2:38 PM.